

**Town of Clarence
Planning and Zoning**

Memo

To: Town Board Members

From: James Callahan, Director of Community Development

cc: Town Attorney, town Clerk, Town Engineer, Senior Code Enforcement Officer, Planning Board Members, Chamber of Commerce

Date: May 20, 2016

Re: May 25, 2016 Town Board Meeting agenda

Following is a review/analysis of the items listed on the May25, 2016 Town Board Agenda:

PUBLIC HEARINGS:

1. PURCHASE OF DEVELOPMENT RIGHTS (PDR) OF PROPERTY ON TOWN PLACE

Location: North side of Town Place east of Old Goodrich Road.

Description/History: Existing horse farm located across from Town Hall.

Proposal: Applicant is proposing to sell the development rights of the horse farm to the Town of Clarence to preserve the existing agricultural use.

Master Plan: Area identified in a Residential Single Family Zone maintaining the rights of the Agricultural Zone due to property size.

Reason for Town Board Action: The Town Board has the authority to acquire land under the Open Space Bond Act to preserve the rural character and maintain agricultural uses.

Issues: The Recreation Advisory Committee has forwarded a recommendation to acquire the Development Rights on this existing horse farm.

FORMAL AGENDA ITEMS:

1. DAVIS TIBURZI, 6855 TRANSIT ROAD.

Location: East side of Transit Road, north of County Road

Description/History: Existing vacant land located in the Swormville Traditional Neighborhood District (TND). The property contains 2.0 +/- acres.

Proposal: Applicant is proposing a mixed use development including multiple family housing, single units and commercial uses.

Master Plan: Area identified in the Swormville TND

Reason for Town Board Action: Per the Zoning Law, the Town Board has final approval authority via a Special Exception Use Permit for multiple family housing in a TND.

Issues: Referral to the Planning Board will initiate coordinated review on the project.

WORK SESSION ITEMS:

1. BRISTOL VILLAGE, 8455 CLARENCE CENTER ROAD.

Location: South side of Clarence Center Road, east of Newhouse Road.

Description/History: Existing long term care facility located in a Planned Unit Residential Development (PURD).

Proposal: Applicant is proposing to add duplex units and additions to the memory care and assisted living portions of the existing use.

Master Plan: Area located in a PURD

Reason for Town Board Action: Per the Zoning Law, the Town Board has the authority to approve amendments within existing PURDS.

Issues: The Planning Board has taken an action under SEQRA to issue a Negative Declaration on the project and forwarded a recommendation on the proposed PURD Amendment.

2. GREAT LAKES MOTOR CORPORATION, 9074 MAIN STREET.

Location: North side of Main Street west of Thompson Road.

Description/History: Existing vacant land located in the Commercial Zone

Proposal: Applicant is proposing to construct a new automotive detail shop with office.

Master Plan: Area identified in a commercial classification.

Reason for Town Board Action: Per the Zoning Law the Town Board has authority to review and comment on proposals prior to review and approval by the Planning Board. As an automotive use, the final approval will be via a Special Exception Use Permit as issued by the Town Board.

Issues: Referral to the Planning Board will commence a formal review of the project.

3. GPI/HARRIS HILL ROAD EXTENSION, NORTH OF ROLL ROAD OPPOSITE HARRIS HILL ROAD

Location: North side of Roll Road as an extension of Harris Hill Road.

Description/History: Existing vacant land located in the Industrial Business Park Zone.

Proposal: Applicant is proposing to develop an 88 Unit Multiple Family Housing Project consisting of 22 four unit buildings.

Master Plan: Area identified in an Industrial classification.

Reason for Town Board Action: Per the Zoning Law, the Town Board has approval authority for uses in the Industrial Business Park Zone.

Issues: The main issue for this property will be the availability of public sewers as higher density housing will not be allowed without public sewers.

4. THE OAK STAVE, 5989 TRANSIT ROAD.

Location: Southeast corner of Transit Road and Clarence Center Road.

Description/History: Existing retail plaza with restaurant/bar located in the Commercial Zone

Proposal: Applicant is proposing outside dining for new restaurant/bar.

Master Plan: Area identified in a commercial classification.

Reason for Town Board Action: Per the Zoning Law the Town Board may consider outside dining via a Temporary Conditional Permit.

Issues: A public hearing will be required to consider the use. Hours of operation and noise should be addressed in the permit.